

3.0 Property Characterization

3.1 General Property Information

Hamilton Army Airfield is a 1,600-acre former military installation located approximately 22 miles north of San Francisco on San Pablo Bay in Marin County, California (Figure 3-1). The former location of Hamilton Army Airfield was bounded on the north by the North Antenna Field (a formerly used defense site), private agricultural lands, and a private residential community (Bel Marin Keys); on the east by state-owned land and San Pablo Bay; on the south by private agricultural fields; and on the west by Nave Drive and U.S. Highway 101.

Hospital Hill is located in the central portion of HAAF, just south and upslope of the GSA Phase I Sale Area (Figure 1-1). Hospital Hill is surrounded on the north, east, south, and west by commercial facilities and residential homes, recreational areas, Coast Guard housing property, and administrative office buildings, respectively. POL Hill is located in the upland portion of HAAF, northeast of the GSA Sale Area (Figure 1-1). It is located on the north side of a ridge known as Reservoir Hill and southwest of West Boundary Road. This parcel is separated from the main portion of the BRAC Property by approximately 200 feet. POL Hill is located in the north central portion of HAAF near the northern portion of the runway. POL Hill is completely surrounded by the GSA Phase II Sale Area.

The total acreage of functional areas at Hospital Hill and POL Hill are shown in Table 3-1.

TABLE 3-1
Total Acreage of Hospital Hill and POL Hill

Parcel	Acre
Hospital Hill	3.41
POL Hill	7.84a

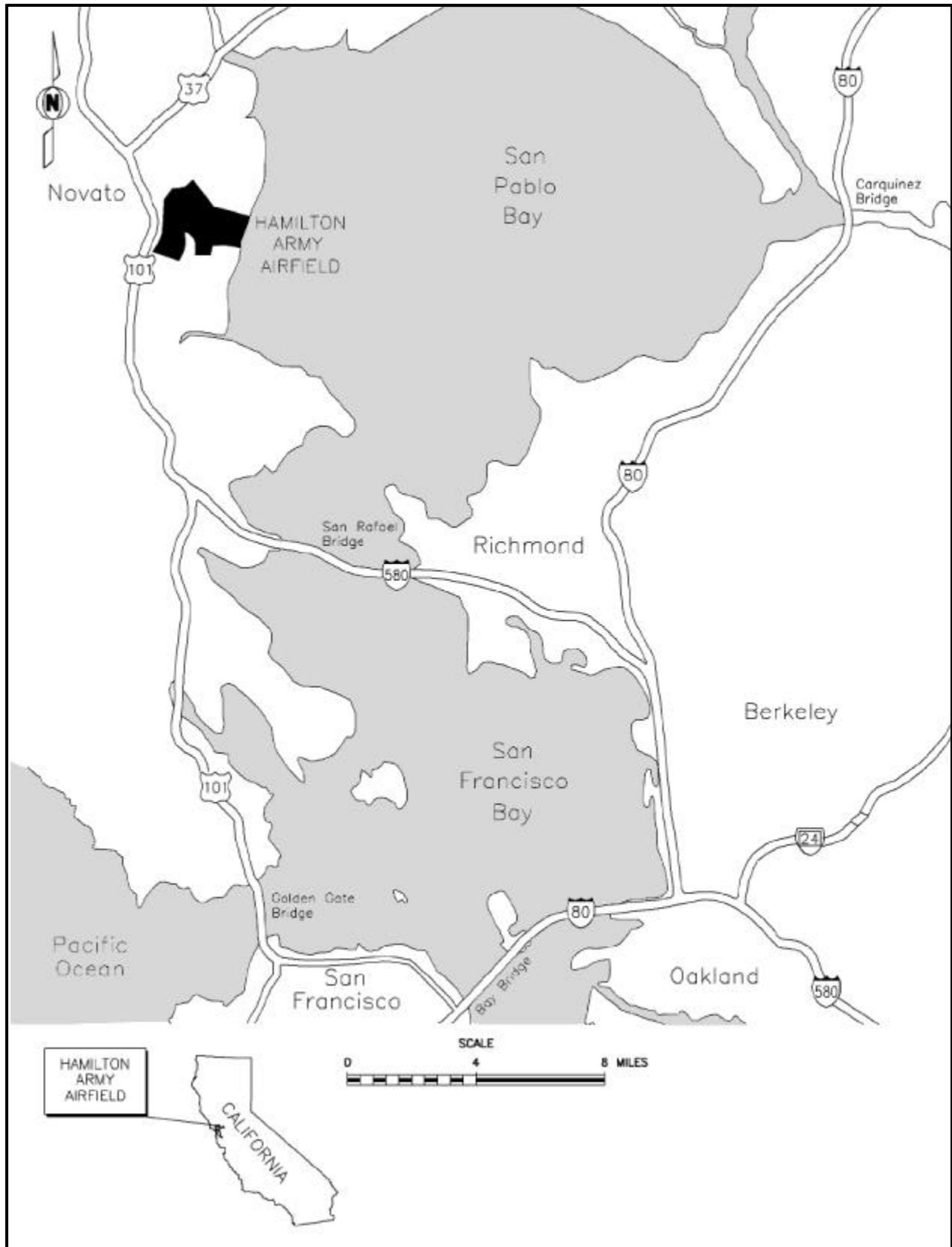
^a Includes area within the buffer zone for Landfill 26

During preparation of the CERFA report, the Earth Technology Corporation conducted a review of tract maps and transfer documents to identify the former property owners of all BRAC parcels at the time of their transfer to the Army. The purpose of this review was to determine the property's prior use and environmental condition at the time of transfer. Previous ownership and dates of transfer to the Army for Hospital Hill and POL Hill are indicated on Figure 5-2 of the CERFA Report (Appendix C).

3.2 Description of Facilities

3.2.1 Hospital Hill

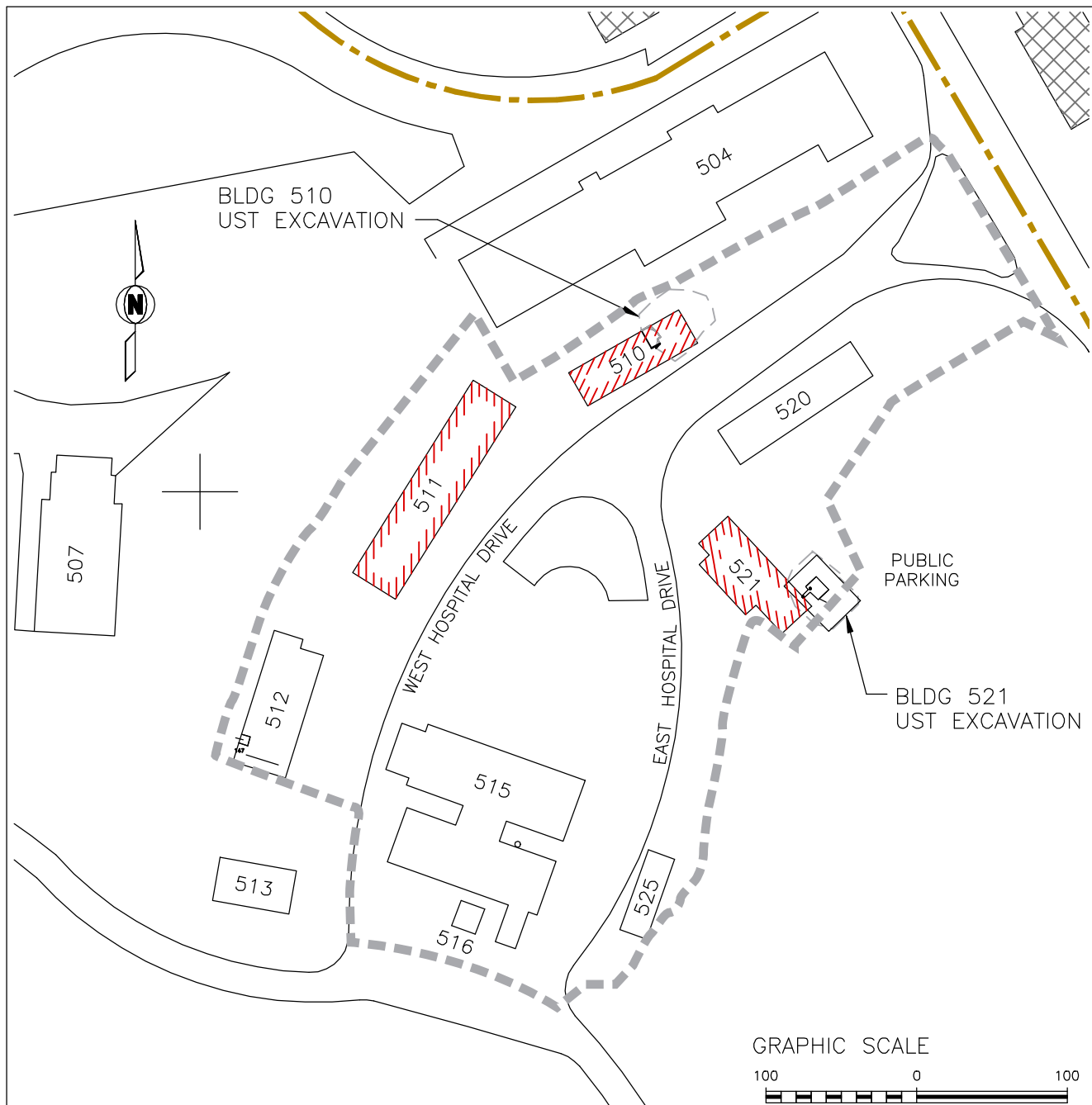
Table 3-2 provides a list of past and present structures at Hospital Hill. The table summarizes the year of construction, square footage, historical use, and current status. The location of existing and former structures is shown in Figure 3-2. Underground storage tanks and other issues are described in Section 3.2.



REFERENCE: WOODWARD-CLYDE DRAWING SK-1 FIGURE 1-1
IT CORPORATION FIGURE 1-1 SITE LOCATION MAP (DWG NO. 762538-A498)

Figure 3-1
Site Location Map
Hamilton Army Airfield

CH2MHILL



LEGEND

- APPROXIMATE HOSPITAL HILL PARCEL BOUNDARY
- GSA PHASE 1 SALE AREA BOUNDARY
- REMOVED BUILDING
- UNDERGROUND STORAGE TANK (UST) EXCAVATION

IT CORPORATION FIGURE 1-3 LOCATION MAP HOSPITAL HILL OUTPARCEL (DWG NO. 762538-A225)

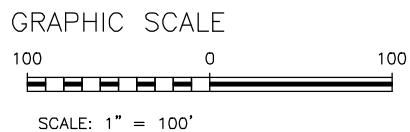


FIGURE 3-2
SITE MAP
HOSPITAL HILL OUTPARCEL
HAMILTON ARMY AIRFIELD

Figure 3-2
Site Map Hospital Hill
Hamilton Army Airfield

TABLE 3-2
List of Past and Present Structures at Hospital Hill

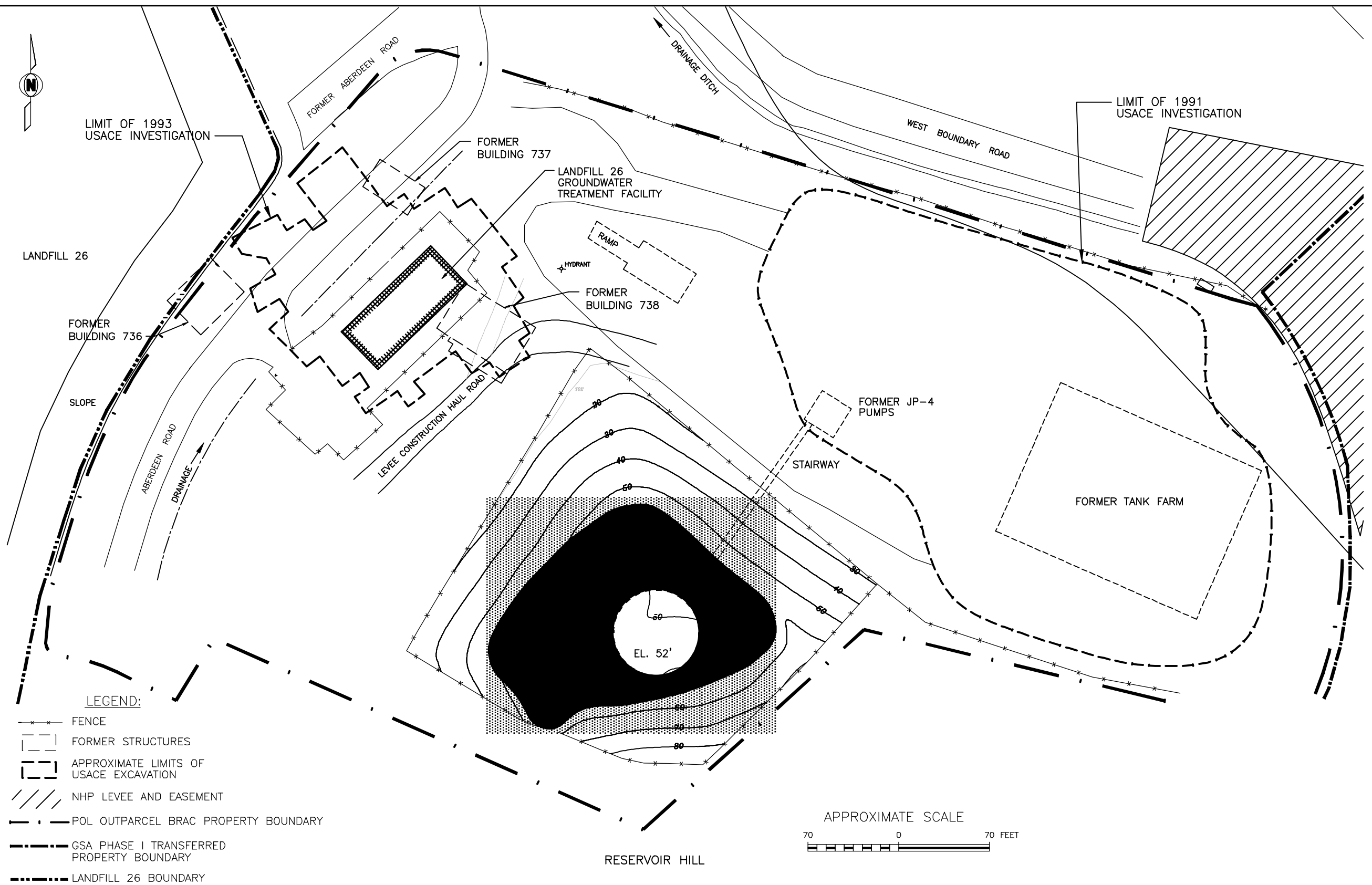
Building	Year Built	Area (SF)	Historical Use	Current Status
510	1941	2,200	Medical and dental clinic. Historical documents show two dates of construction: 1941 and 1957. ¹ Aerial photographs confirm date of 1941.	Condemned in February 1997. Demolished in April 1997 by IT Corporation.
511	1941	5,200	Dental clinic, pharmacy, and medical lab	Condemned in February 1997. Demolished in June 1997 by New Hamilton Partners.
512	1941	4,802	Administrative/classroom building	Condemned in February 1997. Building is present; access is restricted.
515	1934	26,139	Base Hospital	Building is present and currently vacant. Access is restricted.
516	Circa 1951	Not known	Storage building of office-related refuse for Building 515. Also used as garbage can wash rack and a solid waste collection annex according to information obtained during interviews. Historical documents show two dates of construction: 1934 and 1967. ² Review of aerial photographs suggests 1967 as more accurate construction date.	Building is present and currently vacant.
520	1941	3,635	Medical command and administration facility	Building is present and currently vacant. Access is restricted.
521	1942	2,137	Dental prosthetic laboratory. May have also been a clinic or medical ward.	Condemned in February 1997. Demolished in April 1997 by IT Corporation.
525	1941	1,387	Hospital general storage building (linen supply building)	Condemned in February 1997. Building is present.

¹ Medical Physics Center, 1994; Earth Tech., 1994.

² IT, 2000; Earth Tech., 1994.

3.2.2 POL Hill

Several small structures were historically present at POL Hill. Table 3-3 provides a list of past and present structures at POL Hill. The table summarizes the year of construction, square footage, historical use, and current status. Underground storage tanks and other features related to fuel distribution activities at POL Hill are described in Section 3.3.3. Figures 3-3 and 3-4 show the location of existing and former site features.



IT CORPORATION FIGURE 1-3 POL OUTPARCEL SITE MAP (DWG No. 762538-B525)

Figure 3-3
Site Map - POL HILL
Hamilton Army Airfield